

FAR WEST SUBAREA

The **Far West Subarea** is characterized by single and multi-family housing, and retail and commercial development. The neighborhoods are generally new subdivisions that are ethnically and economically diverse. Retail and commercial areas include strip centers and mega-store developments that are largely located along Loop 410 and major thoroughfares including Bandera, Culebra, Grissom, Marbach and Guilbeau Roads. The terrain varies from flat in the subarea's southern portion to gently sloping or hilly in the northern portion. The area is dominated by oak, cedar elm, cedar and mesquite. The majority of undeveloped land is in the central part of the subarea and is hilly to flat agricultural land.

CENSUS TRACTS

1719, 1817

POPULATION (estimated) **% of change**

1997	118,600	
2002	141,900	+19.60%
2007	165,200	+16.40%

DEMOGRAPHICS

Hispanic	46.0%
Anglo	43.0%
Black	7.7%
Other	3.3%
Male	48.8%
Female	51.2%

Age

<5	12,005 (10%)	35-44	23,538 (20%)
5-9	11,600 (10%)	45-54	14,024 (12%)
10-14	10,460 (9%)	55-64	6,413 (6%)
15-19	8,476 (7%)	65-74	2,810 (2%)
20-24	6,064 (5%)	75+	1,496 (1%)
25-34	21,714 (18%)		

Median Household Income \$45,977

SOCIAL STATISTICS *

<i>Category</i>	<i>Number</i>
Arrests (1)	461
Births/10-17 (2)	105
Educational level (3)	1,799 (1.5%)

- 1) felonies & misdemeanors
- 2) births to mothers between 10 and 17
- 3) over 18 with an eighth grade or less education

* Arrest and birth statistics are for calendar year 1997 as provided by the Health and Police Departments.

FAR WEST SUBAREA

Education statistics are drawn from the 1990 Federal Census as provided by the Community Initiatives Department.

PROMINENT LANDMARKS AND FACILITIES

- Sea World of Texas
- Texas Research Park
- Northwest Vista College

NATURAL RESOURCE ASSETS

- Leon Creek and its tributaries including Culebra, Helotes, French and Huebner Creeks
- Undeveloped land along and near Loop 1604 and State Highway 151

PARK FACILITIES LISTING

CITY OF SAN ANTONIO PARK FACILITIES

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
Rainbow Hills	NP	7.50	
Subtotal			7.50

<u>NAME</u>	<u>TYPE</u>	<u>ACREAGE</u>	
French Creek	CP	21.43	
New Territories	CP	4.00	
Subtotal			25.43

TOTAL CITY PARK ACREAGE	32.93
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CITY OF LEON VALLEY FACILITIES

<u>NAME</u>	<u>ACREAGE</u>	
Raymond Rimcus Park	22.25	
Subtotal		22.25

TOTAL NON-CITY PARK ACREAGE	22.25
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GRAND TOTAL FAR WEST SUBAREA PARK ACREAGE	55.18*
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*In 2001, the State of Texas will open the 5,839 acre Government Canyon State Natural Area. Limited recreational activities will be allowed on 683 acres.

NEEDS ASSESSMENT

FAR WEST SUBAREA

Based on the National Recreation and Park Association's established goal of 10 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the Far West Subarea (based on 1997 acreage figures).

FAR WEST SUBAREA NEEDS IDENTIFICATION*

	1997 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	1997 Estimated Population 118,600 (Acres/Goal) (Excess/Def.)		2002 Estimated Population 141,900 (Acres/Goal) (Excess/Def.)		2007 Estimated Population 165,200 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	32.93	.28:1,000	1,186	<1,153.07>	1,419	<1,386.07>	1,652	<1,592.07>
Total Public Park Acres including City, County, State, Federal and Incorporated Cities park land	55.18	.47:1,000	1,186	<1,130.82>				

*Based on December 1997 Park Acreage

In December 1997, the City owned 32.93 acres of park land or .28 acres per 1,000 residents in the Far West Subarea. Based on a goal of 10 acres per 1,000, a deficiency of 1,153.07 acres exists. Because of the deficit's size, the small number of additional public park acres does not impact the ratio significantly. It should be noted, however, that in the year 2001, Government Canyon State Natural Area, a property of the Texas Parks and Wildlife Department, will open. The Natural Area will be the largest such facility in the San Antonio area, encompassing 5,839 acres. Though 5,156 acres will be reserved as protected habitat, limited recreational activities will be allowed on only 683 acres. This acreage will help to address the projected 2007 deficit of 1,592.07 acres in the Far West Subarea.

COMMUNITY SURVEY

Based on surveys completed during the planning process, need was expressed for the following activities and facilities.

- lighted walking, jogging and bicycle trails
- retired persons activity areas
- multi-purpose community center with gymnasiums and arts and crafts rooms
- playgrounds
- basketball courts
- lighted sports fields and softball fields
- picnic areas
- greenways

RECOMMENDATIONS

FAR WEST SUBAREA

After study of the demographic profile (both current and projected) of the Far West Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

PRIORITIES

- 1) acquire additional park acreage to meet service goals.
- 2) rehabilitate parks and recreation facilities to assure safety, accessibility and quality programming for users.
- 3) acquire property and further develop the Leon Creek Greenway.
- 4) develop master plan and fund development of French Creek Park.
- 5) develop a greenway plan incorporating the existing creeks in the Far West subarea.

FUNDED PROJECTS (currently under design or construction)

Project	Budgeted	Source	Year
Park land acquisition	\$500,000	Bonds	2000
TOTAL FUNDED PROJECTS	\$500,000		

PROPOSED/UNFUNDED PROJECTS

Recommendation	Estimate*	Source	Year
Acquisition of park land			
<i>Acquire 35-40 acres</i>	\$513,400	all but CDBG	2000
<i>Acquire 30-35 acres</i>	\$459,600	all but CDBG	2001
<i>Acquire 30-35 acres</i>	\$471,500	all but CDBG	2002
<i>Acquire 45 acres</i>	-0-	LD	2003
<i>Acquire 30-35 acres</i>	\$483,000	all but CDBG	2003
<i>Acquire 45 acres</i>	-0-	LD	2004
<i>Acquire 30-35 acres</i>	\$497,500	all but CDBG	2004
<i>Acquire 30-35 acres</i>	\$222,300	all but CDBG	2005
<i>Acquire 45 acres</i>	-0-	LD	2006

Recommendation	Estimate*	Source	Year
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French Creek Park-Design and construction development (youth athletic practice fields, playground, amenities, utilities, parking, restrooms)

FAR WEST SUBAREA

<i>Design</i>	\$51,300	all but CDBG	2000
<i>Construction</i>	\$473,300	all but CDBG	2001
Government Canyon State Natural Area-			
Develop improvements in partnership with the Texas Parks and Wildlife Department	\$585,000	all but CDBG	2005
Leon Creek Greenway- Acquire land & further develop greenway			
<i>Acquire 40 acres</i>	-0-	DO	2000
<i>Develop greenway</i>	\$131,500	all	2001
<i>Acquire 20 acres</i>	-0-	DO	2002
<i>Acquire 20 acres</i>	-0-	DO	2003
<i>Develop greenway</i>	\$142,300	all	2004
<i>Acquire 20 acres</i>	-0-	DO	2006
<i>Acquire 20 acres</i>	-0-	DO	2007
New Territories Recreation Complex-			
Design and construct rehabilitation of the (HVAC; exterior and interior painting)	\$178,000	all but CDBG	2002
Rainbow Hills Park- Design and construct rehabilitation to (ADA modifications, trail, playground, parking lot, playground lighting, landscape, park furnishings)			
<i>Design</i>	\$24,900	all	2001
<i>Construction</i>	\$256,100	all	2002
Rainbow Hills Park youth sports facility rehabilitation			
<i>Design</i>	\$17,500	all but CDBG	2001
<i>Construction</i>	\$161,900	all but CDBG	2002
TOTAL PROPOSED PROJECTS	\$4,669,100		

* Costs adjusted for annual inflation

Acquisition Sources

DO Public Works Department/Drainage Ordinance
LD Planning Department/Land Dedication

Funding sources

GOB General Obligation Bonds
CDBG Community Development Block Grant
GD Private Grants & Donations
FMG Federal Matching Grant
SMG State Matching Grant